HOUSING MARKET INFORMATION

# HOUSING NOW
## Winnipeg CMA

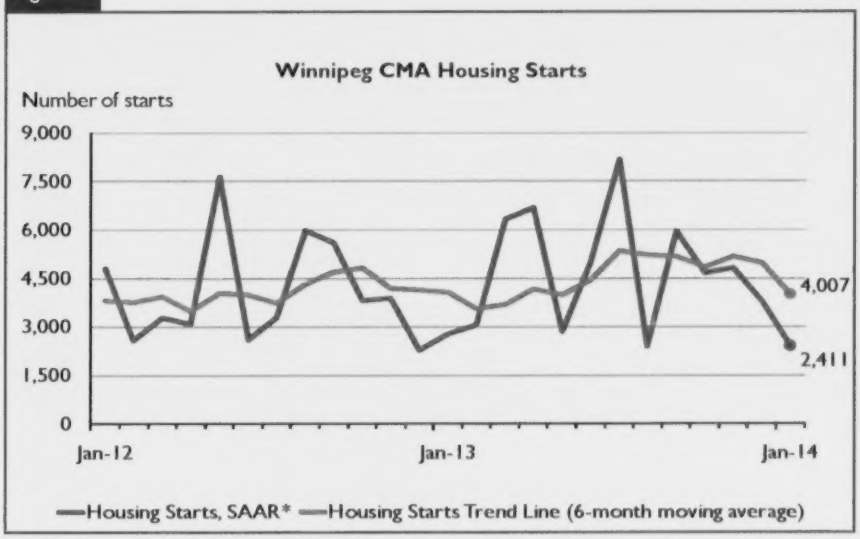
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2014

## Highlights

- Pace of housing starts slowed in January
- Declines were recorded in both the single-detached and multi-family markets
- Inventories continue to grow

Figure 1




* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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## Housing Market Overview

Housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 4,007 units in January compared to 4,965 in December. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. This represented the second consecutive month that the trend moderated. While both single-detached and multi-family construction declined, the decrease was more pronounced in the multi-family sector, where starts continued to ease from the elevated levels set in 2013.

Actual housing starts totalled 153 units in January, a decline of 19 per cent compared to the same month in 2013. Of these, 89 were single-detached units, 17 per cent fewer than the 107 started in January of 2013. While migration to the province remains elevated, overall migration numbers have moderated, resulting in a softening of housing demand.

There were 184 single-detached homes completed in January 2014, more than three times the number completed in January 2013. Similarly, there were 179 single-detached homes absorbed in January 2014 compared to 53 in the same month one year prior. The percentage of homes absorbed at completion was 72 per cent compared to 80 per cent in January 2013. With completions slightly outpacing absorptions, the inventory of complete and unabsorbed single-detached homes at the end of January stood at 297 units, 41 per cent higher than at the end of January 2013. In contrast, the number of single-detached units under construction at the end of January totalled 1,059 units, 17 per cent fewer than in January 2013. This reduction in overall supply levels should help keep inventories in check moving forward.

Figure 2

Source: CMHC

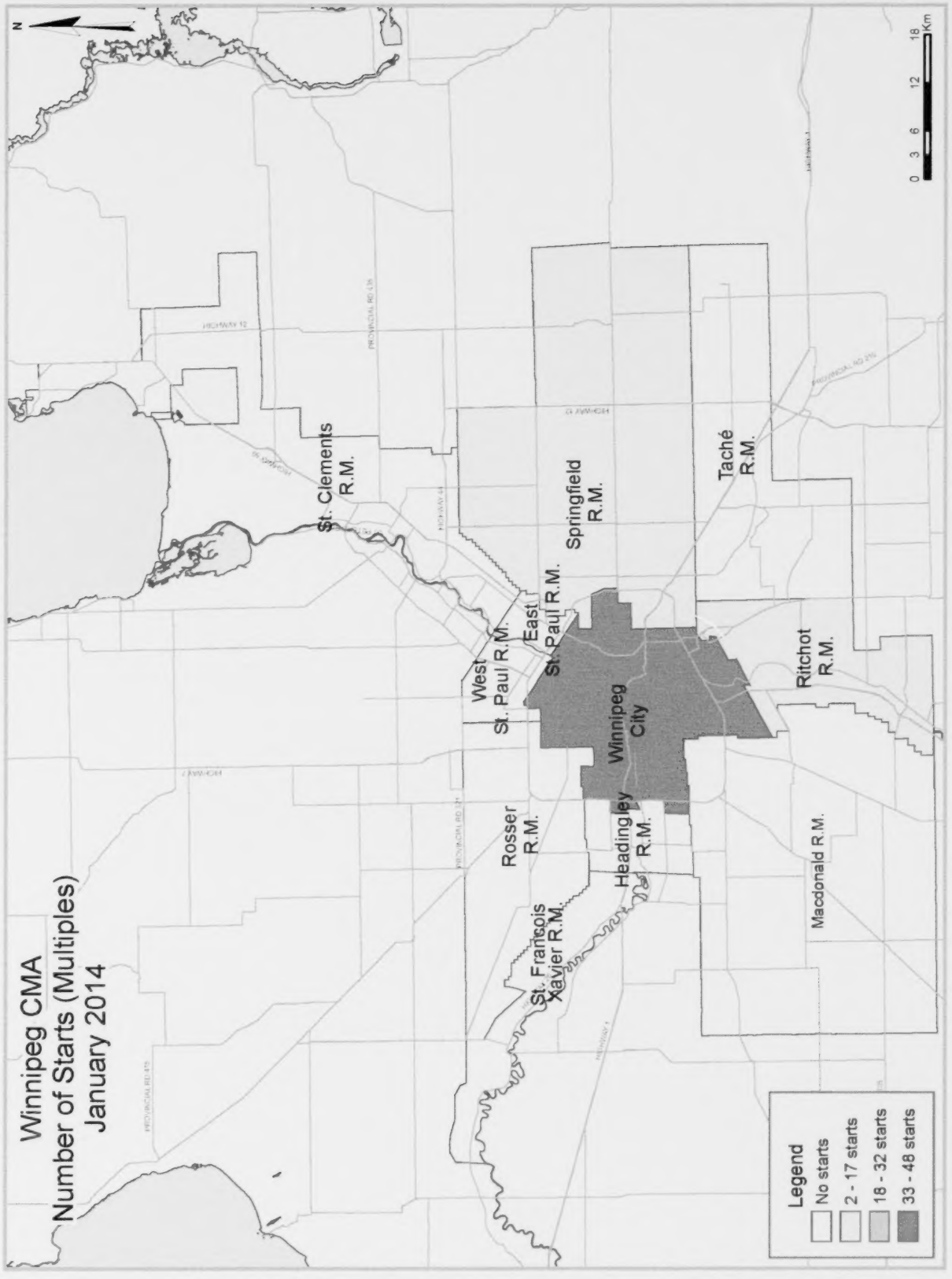
The average absorbed price of a new single-detached home in January 2014 was $447,555, 16 per cent higher than in January 2013. This increase was largely compositional as the share of homes absorbed above $450,000 in January rose to 44 per cent from 18 per cent one year prior. The median average price for January was $420,800 compared to $373,354 in January 2013, an increase of 13 per cent.

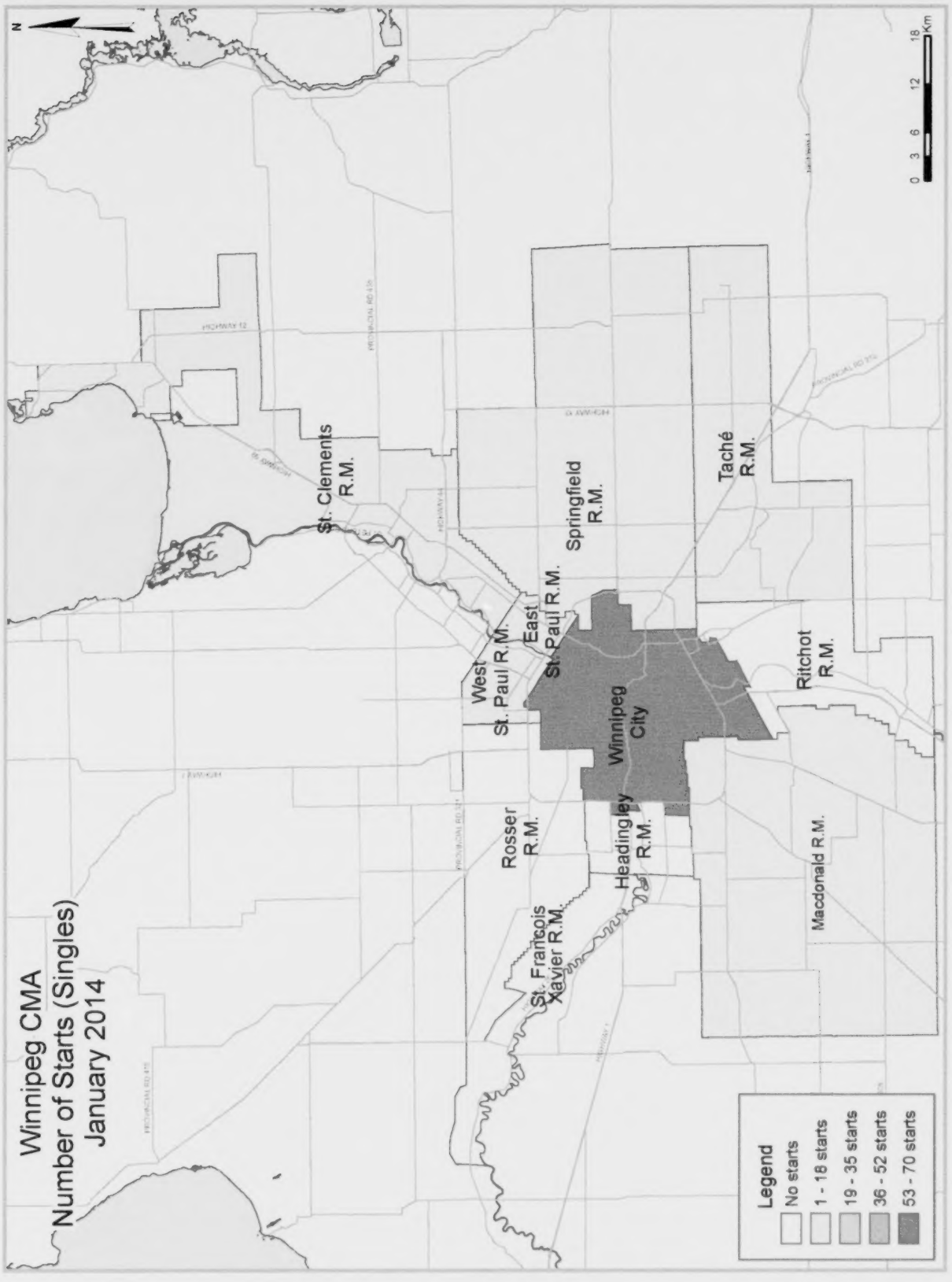
In the multi-family sector, which includes semi-detached units, rows, and apartments, builders broke ground on 64 units in January, 22 per cent fewer than the 82 started during January 2013. All units started were for ownership tenure. Among structure types, the majority of starts were row units which saw 30 units break ground, significantly more than the six units of this type started in January 2013. Of the remaining multi-family starts, there were 28 apartment and six semi-detached units.

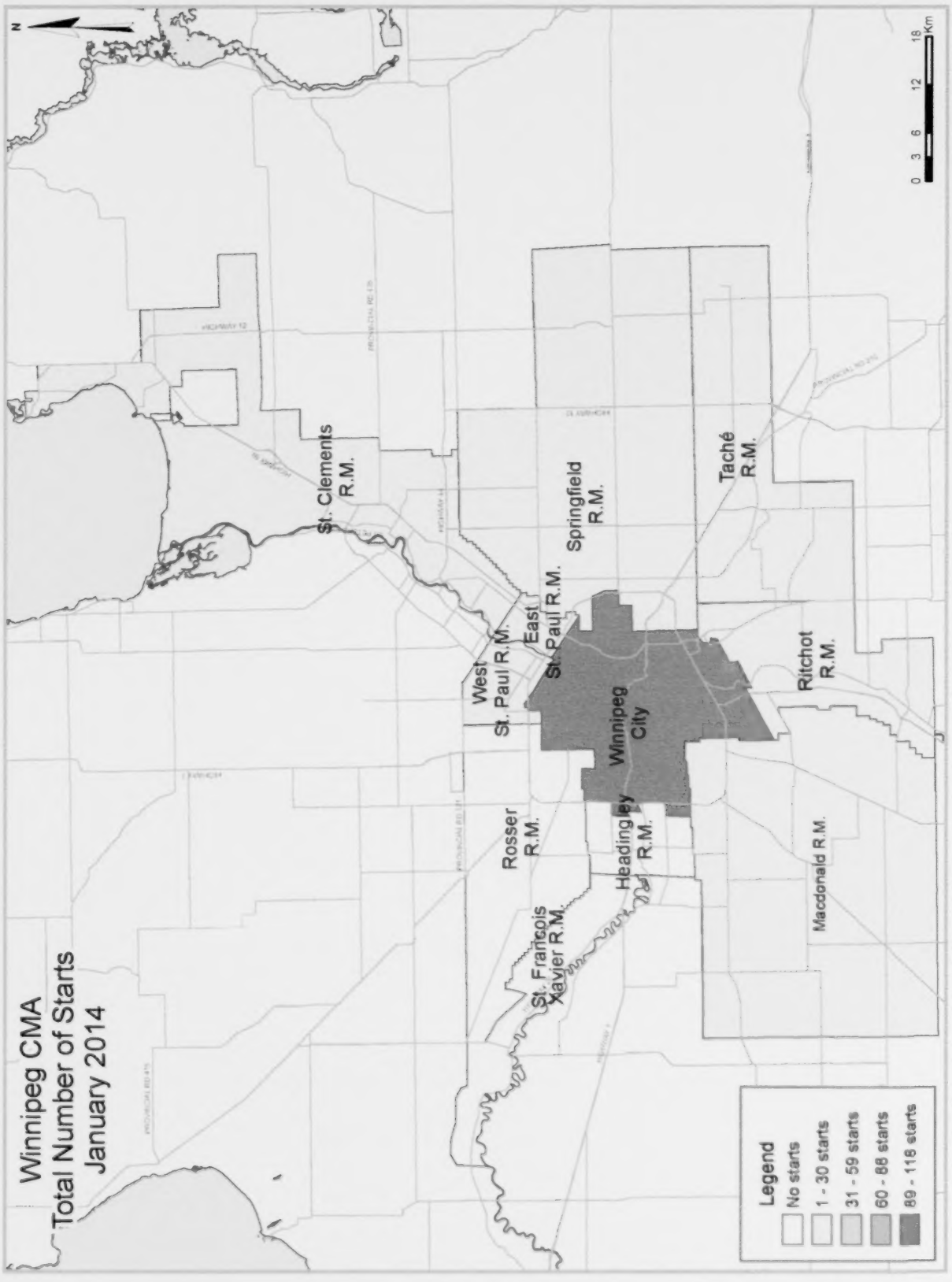
Builders completed 163 multi-family units in January, of which 120 were for the ownership market, more than two-and-one-half times the number completed for this market in January 2013. Meanwhile, there were only 49 absorptions in the multi-family ownership market in January, 7.5 per cent fewer than in January 2013. Given this, the inventory of multi-family units available for ownership at the end January 2014 stood at 262 units, 82 per cent higher than one year prior. When added to the number of units under construction at the end of January, the total supply for the ownership market was 2,083 units, 86 per cent higher than the level of supply at the end of January 2013.

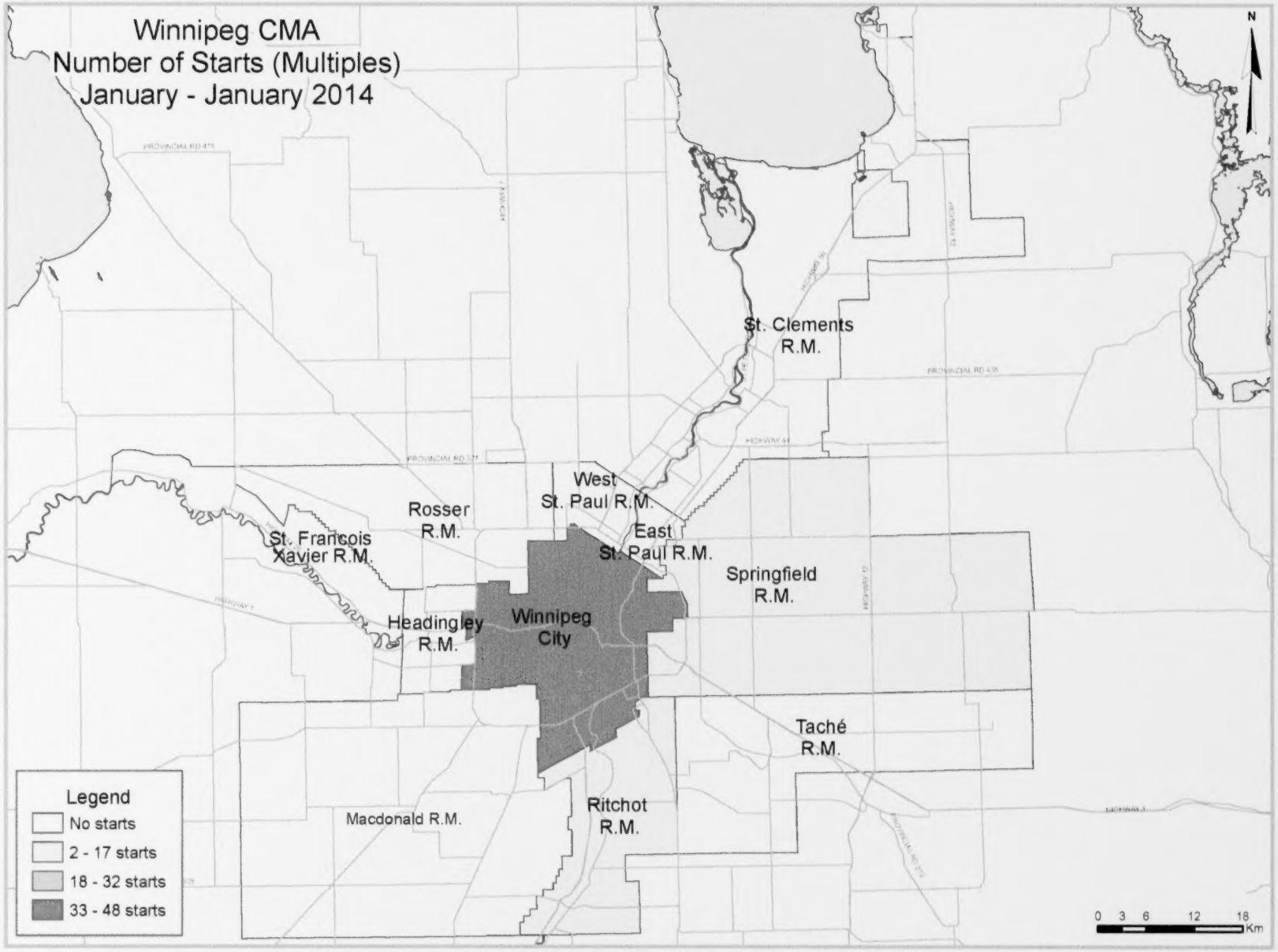
Figure 3

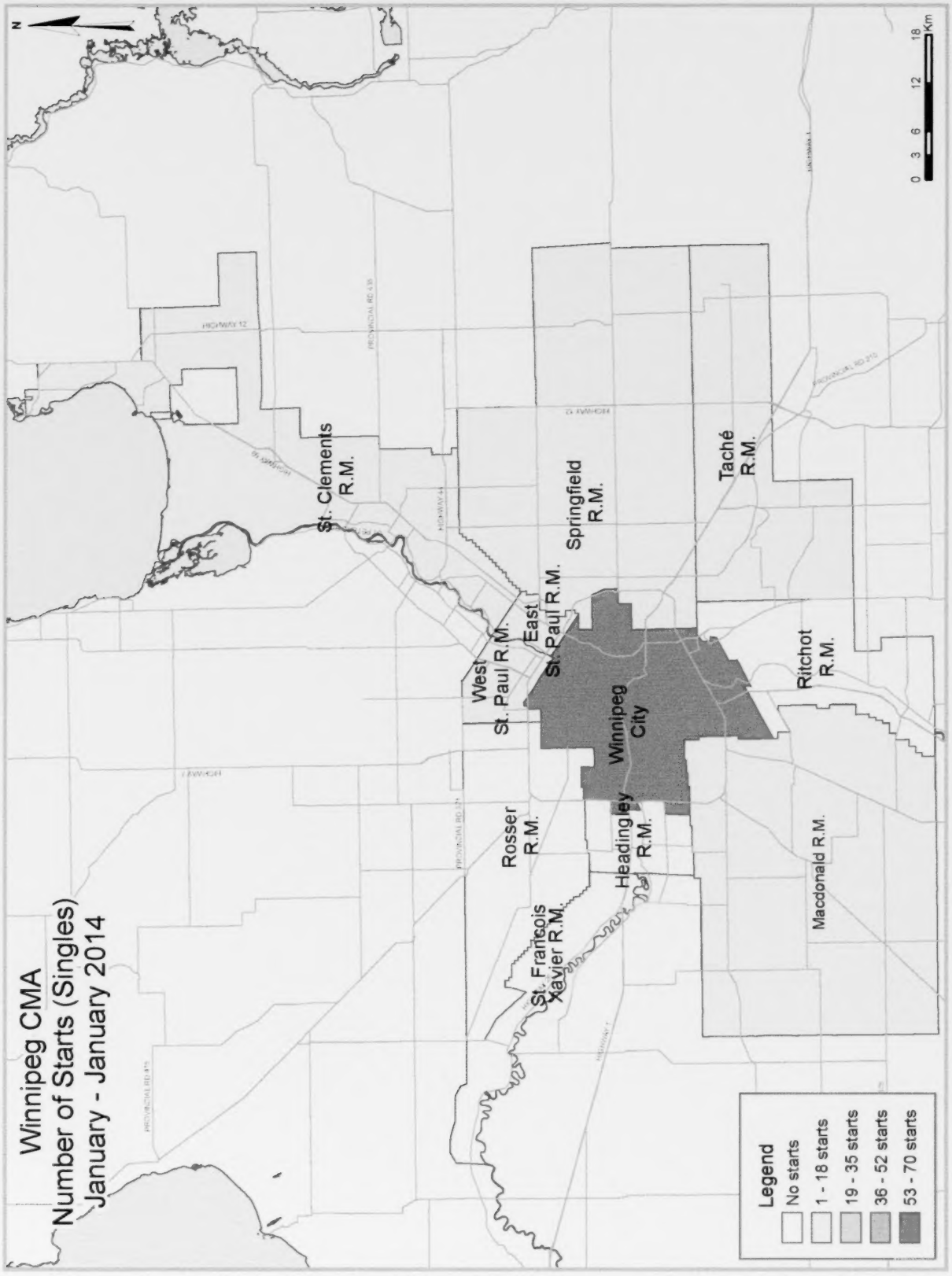
Source: CMHC (*excludes rental)

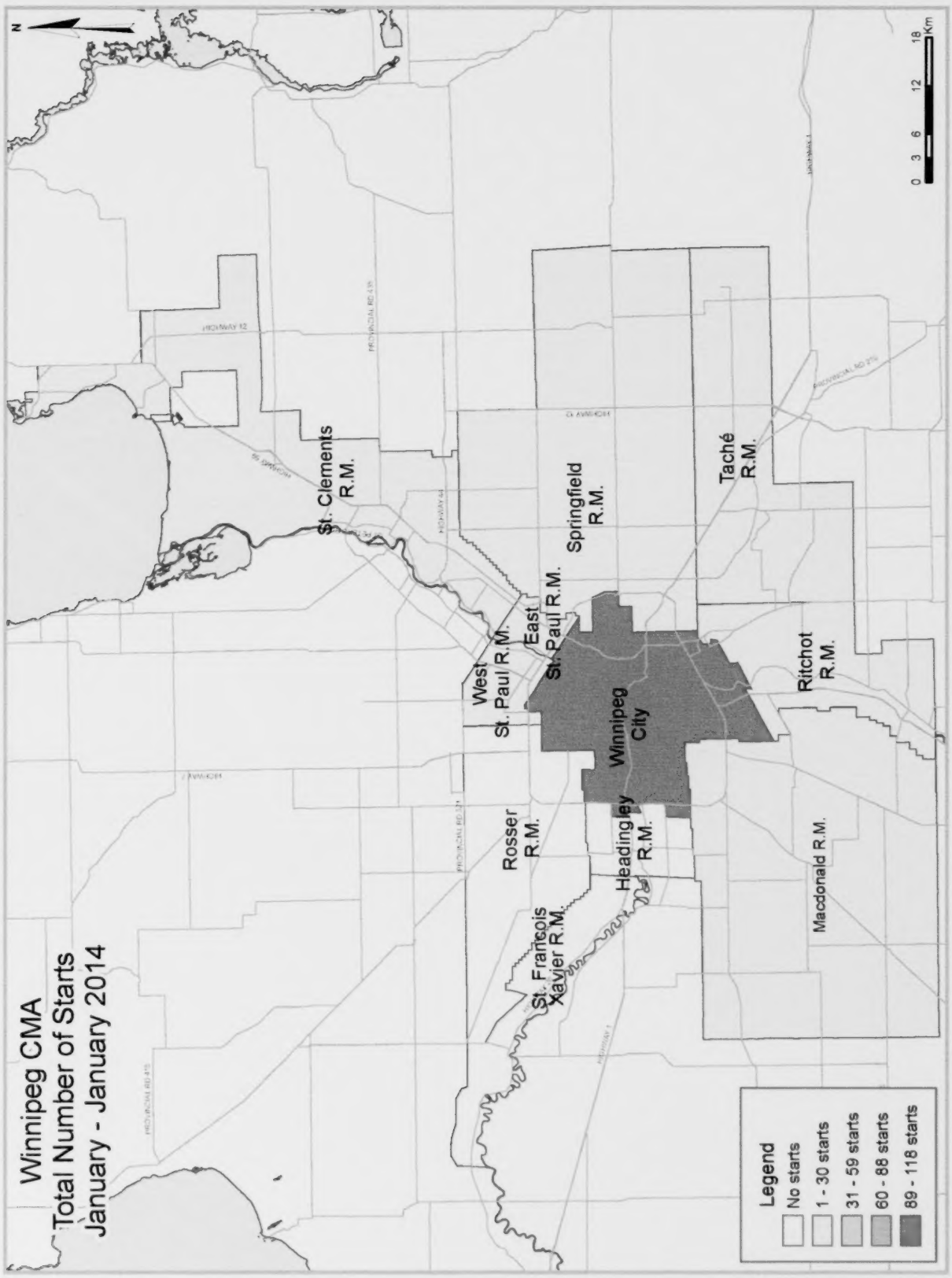

Winnipeg CMA
Number of Starts (Multiples)
January 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 17 starts
18 - 32 starts
33 - 48 starts


Winnipeg CMA
Number of Starts (Singles)
January 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 18 starts
19 - 35 starts
36 - 52 starts
53 - 70 starts


Winnipeg CMA
Total Number of Starts
January 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 30 starts
31 - 59 starts
60 - 88 starts
89 - 118 starts


Winnipeg CMA
Number of Starts (Multiples)
January - January 2014
N
St. Clements R.M.
West St. Paul R.M.
Rosser R.M.
East St. Paul R.M.
St. Francois Xavier R.M.
Springfield R.M.
Headingley R.M.
Winnipeg City
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 17 starts
18 - 32 starts
33 - 48 starts
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - January 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 18 starts
19 - 35 starts
36 - 52 starts
53 - 70 starts


Winnipeg CMA
Total Number of Starts
January - January 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 30 starts
31 - 59 starts
60 - 88 starts
89 - 118 starts

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Starts (SAAR and Trend) |
| 1.1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.3 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

| Table 1: Housing Starts (SAAR and Trend) January 2014 | | |
|---|---|---|
| **Winnipeg CMA**[1] | December 2013 | January 2014 |
| Trend[2] | 4,965 | 4,007 |
| SAAR | 3,789 | 2,411 |
| | January 2013 | January 2014 |
| Actual | | |
| January - Single-Detached | 107 | 89 |
| January - Multiples | 82 | 64 |
| January - Total | 189 | 153 |
| January to January - Single-Detached | 107 | 89 |
| January to January - Multiples | 82 | 64 |
| January to January - Total | 189 | 153 |

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

## Table 1.1: Housing Activity Summary of Winnipeg CMA
### January 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| January 2014 | 88 | 4 | 0 | 1 | 32 | 28 | 0 | 0 | 153 |
| January 2013 | 105 | 4 | 0 | 2 | 6 | 0 | 0 | 72 | 189 |
| % Change | -16.2 | 0.0 | n/a | -50.0 | ** | n/a | n/a | -100.0 | -19.0 |
| Year-to-date 2014 | 88 | 4 | 0 | 1 | 32 | 28 | 0 | 0 | 153 |
| Year-to-date 2013 | 105 | 4 | 0 | 2 | 6 | 0 | 0 | 72 | 189 |
| % Change | -16.2 | 0.0 | n/a | -50.0 | ** | n/a | n/a | -100.0 | -19.0 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| January 2014 | 1,053 | 58 | 0 | 6 | 401 | 1,362 | 15 | 807 | 3,702 |
| January 2013 | 1,265 | 44 | 3 | 7 | 142 | 785 | 0 | 916 | 3,162 |
| % Change | -16.8 | 31.8 | -100.0 | -14.3 | 182.4 | 73.5 | n/a | -11.9 | 17.1 |
| **COMPLETIONS** | | | | | | | | | |
| January 2014 | 182 | 8 | 0 | 2 | 14 | 98 | 0 | 43 | 347 |
| January 2013 | 53 | 2 | 0 | 1 | 0 | 54 | 0 | 0 | 110 |
| % Change | ** | ** | n/a | 100.0 | n/a | 81.5 | n/a | n/a | ** |
| Year-to-date 2014 | 182 | 8 | 0 | 2 | 14 | 98 | 0 | 43 | 347 |
| Year-to-date 2013 | 53 | 2 | 0 | 1 | 0 | 54 | 0 | 0 | 110 |
| % Change | ** | ** | n/a | 100.0 | n/a | 81.5 | n/a | n/a | ** |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| January 2014 | 294 | 11 | 0 | 3 | 58 | 193 | n/a | n/a | 559 |
| January 2013 | 206 | 2 | 0 | 5 | 38 | 104 | n/a | n/a | 355 |
| % Change | 42.7 | ** | n/a | -40.0 | 52.6 | 85.6 | n/a | n/a | 57.5 |
| **ABSORBED** | | | | | | | | | |
| January 2014 | 179 | 7 | 0 | 0 | 13 | 29 | n/a | n/a | 228 |
| January 2013 | 52 | 2 | 0 | 1 | 0 | 51 | n/a | n/a | 106 |
| % Change | ** | ** | n/a | -100.0 | n/a | -43.1 | n/a | n/a | 115.1 |
| Year-to-date 2014 | 179 | 7 | 0 | 0 | 13 | 29 | n/a | n/a | 228 |
| Year-to-date 2013 | 52 | 2 | 0 | 1 | 0 | 51 | n/a | n/a | 106 |
| % Change | ** | ** | n/a | -100.0 | n/a | -43.1 | n/a | n/a | 115.1 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## January 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| January 2014 | 69 | 0 | 0 | 1 | 32 | 16 | 0 | 0 | 118 |
| January 2013 | 89 | 4 | 0 | 0 | 6 | 0 | 0 | 72 | 171 |
| **East St. Paul R.M.** | | | | | | | | | |
| January 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Headingley R.M.** | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **MacDonald R.M.** | | | | | | | | | |
| January 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ritchot R.M.** | | | | | | | | | |
| January 2014 | 0 | 2 | 0 | 0 | 0 | 12 | 0 | 0 | 14 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Rosser R.M.** | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| January 2014 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2013 | 7 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 9 |
| **Tache R.M.** | | | | | | | | | |
| January 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2013 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **West St. Paul R.M.** | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Winnipeg CMA** | | | | | | | | | |
| January 2014 | 88 | 4 | 0 | 1 | 32 | 28 | 0 | 0 | 153 |
| January 2013 | 105 | 4 | 0 | 2 | 6 | 0 | 0 | 72 | 189 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## January 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| January 2014 | 769 | 48 | 0 | 3 | 353 | 1,257 | 9 | 807 | 3,246 |
| January 2013 | 978 | 38 | 3 | 0 | 142 | 733 | 0 | 916 | 2,810 |
| **East St. Paul R.M.** | | | | | | | | | |
| January 2014 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 |
| January 2013 | 14 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 16 |
| **Headingley R.M.** | | | | | | | | | |
| January 2014 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 |
| January 2013 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 38 |
| **MacDonald R.M.** | | | | | | | | | |
| January 2014 | 29 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 36 |
| January 2013 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| **Ritchot R.M.** | | | | | | | | | |
| January 2014 | 12 | 4 | 0 | 3 | 41 | 84 | 6 | 0 | 150 |
| January 2013 | 35 | 4 | 0 | 0 | 0 | 28 | 0 | 0 | 67 |
| **Rosser R.M.** | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **St. Clements R.M.** | | | | | | | | | |
| January 2014 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 |
| January 2013 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| January 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2013 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Springfield R.M.** | | | | | | | | | |
| January 2014 | 56 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 62 |
| January 2013 | 61 | 2 | 0 | 5 | 0 | 0 | 0 | 0 | 68 |
| **Tache R.M.** | | | | | | | | | |
| January 2014 | 40 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 61 |
| January 2013 | 34 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 58 |
| **West St. Paul R.M.** | | | | | | | | | |
| January 2014 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| January 2013 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| **Winnipeg CMA** | | | | | | | | | |
| January 2014 | 1,053 | 58 | 0 | 6 | 401 | 1,362 | 15 | 807 | 3,702 |
| January 2013 | 1,265 | 44 | 3 | 7 | 142 | 785 | 0 | 916 | 3,162 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## January 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| January 2014 | 144 | 4 | 0 | 2 | 14 | 86 | 0 | 43 | 293 |
| January 2013 | 39 | 2 | 0 | 0 | 0 | 54 | 0 | 0 | 95 |
| **East St. Paul R.M.** | | | | | | | | | |
| January 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Headingley R.M.** | | | | | | | | | |
| January 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Macdonald R.M.** | | | | | | | | | |
| January 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ritchot R.M.** | | | | | | | | | |
| January 2014 | 3 | 4 | 0 | 0 | 0 | 12 | 0 | 0 | 19 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Rosser R.M.** | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| January 2014 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| January 2013 | 6 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 7 |
| **Tache R.M.** | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| January 2013 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **West St. Paul R.M.** | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| January 2014 | 182 | 8 | 0 | 2 | 14 | 98 | 0 | 43 | 347 |
| January 2013 | 53 | 2 | 0 | 1 | 0 | 54 | 0 | 0 | 110 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## January 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| January 2014 | 230 | 6 | 0 | 2 | 58 | 166 | n/a | n/a | 462 |
| January 2013 | 161 | 2 | 0 | 0 | 32 | 79 | n/a | n/a | 274 |
| **East St. Paul R.M.** | | | | | | | | | |
| January 2014 | 9 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| January 2013 | 0 | 0 | 0 | 1 | 0 | 0 | n/a | n/a | 1 |
| **Headingley R.M.** | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| January 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **MacDonald R.M.** | | | | | | | | | |
| January 2014 | 13 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 13 |
| January 2013 | 11 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 11 |
| **Ritchot R.M.** | | | | | | | | | |
| January 2014 | 7 | 2 | 0 | 1 | 0 | 13 | n/a | n/a | 23 |
| January 2013 | 5 | 0 | 0 | 0 | 6 | 3 | n/a | n/a | 14 |
| **Rosser R.M.** | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| January 2014 | 3 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | 4 |
| January 2013 | 1 | 0 | 0 | 0 | 0 | 20 | n/a | n/a | 21 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| January 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| January 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Springfield R.M.** | | | | | | | | | |
| January 2014 | 21 | 3 | 0 | 0 | 0 | 0 | n/a | n/a | 24 |
| January 2013 | 25 | 0 | 0 | 4 | 0 | 0 | n/a | n/a | 29 |
| **Tache R.M.** | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 13 | n/a | n/a | 15 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 2 | n/a | n/a | 2 |
| **West St. Paul R.M.** | | | | | | | | | |
| January 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| January 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Winnipeg CMA** | | | | | | | | | |
| January 2014 | 294 | 11 | 0 | 3 | 58 | 193 | n/a | n/a | 559 |
| January 2013 | 206 | 2 | 0 | 5 | 38 | 104 | n/a | n/a | 355 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## January 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| January 2014 | 140 | 3 | 0 | 0 | 13 | 28 | n/a | n/a | 184 |
| January 2013 | 33 | 2 | 0 | 0 | 0 | 35 | n/a | n/a | 70 |
| **East St. Paul R.M.** | | | | | | | | | |
| January 2014 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Headingley R.M.** | | | | | | | | | |
| January 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **MacDonald R.M.** | | | | | | | | | |
| January 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Ritchot R.M.** | | | | | | | | | |
| January 2014 | 4 | 4 | 0 | 0 | 0 | 1 | n/a | n/a | 9 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Rosser R.M.** | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Springfield R.M.** | | | | | | | | | |
| January 2014 | 16 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 16 |
| January 2013 | 10 | 0 | 0 | 1 | 0 | 0 | n/a | n/a | 11 |
| **Tache R.M.** | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| January 2013 | 7 | 0 | 0 | 0 | 0 | 16 | n/a | n/a | 23 |
| **West St. Paul R.M.** | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| January 2014 | 179 | 7 | 0 | 0 | 13 | 29 | n/a | n/a | 228 |
| January 2013 | 52 | 2 | 0 | 1 | 0 | 51 | n/a | n/a | 106 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.3: History of Housing Starts of Winnipeg CMA 2004 - 2013

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2013 | 2,204 | 110 | 0 | 14 | 418 | 1,151 | 35 | 773 | 4,705 |
| % Change | 4.2 | 61.8 | -100.0 | 0.0 | 77.9 | 46.4 | n/a | -8.4 | 15.7 |
| 2012 | 2,115 | 68 | 3 | 14 | 235 | 786 | 0 | 844 | 4,065 |
| % Change | 7.4 | 112.5 | -25.0 | -56.3 | 32.0 | 159.4 | -100.0 | 28.9 | 22.0 |
| 2011 | 1,970 | 32 | 4 | 32 | 178 | 303 | 157 | 655 | 3,331 |
| % Change | 4.1 | 14.3 | n/a | 14.3 | 17.9 | -10.1 | ** | -18.5 | 2.7 |
| 2010 | 1,893 | 28 | 0 | 28 | 151 | 337 | 3 | 804 | 3,244 |
| % Change | 27.6 | 7.7 | n/a | 33.3 | 64.1 | ** | -57.1 | 113.8 | 59.6 |
| 2009 | 1,484 | 26 | 0 | 21 | 92 | 27 | 7 | 376 | 2,033 |
| % Change | -22.5 | -7.1 | n/a | 40.0 | -22.7 | -95.4 | n/a | 16.8 | -32.4 |
| 2008 | 1,915 | 28 | 0 | 15 | 119 | 586 | 0 | 322 | 3,009 |
| % Change | 4.3 | 180.0 | n/a | -53.1 | 32.2 | -2.3 | -100.0 | -59.3 | -10.7 |
| 2007 | 1,836 | 10 | 0 | 32 | 90 | 600 | 11 | 792 | 3,371 |
| % Change | 5.9 | -54.5 | n/a | ** | -23.1 | 112.8 | 83.3 | 29.2 | 21.4 |
| 2006 | 1,733 | 22 | 0 | 4 | 117 | 282 | 6 | 613 | 2,777 |
| % Change | -0.7 | 83.3 | n/a | -60.0 | -4.1 | 27.0 | 50.0 | 30.4 | 7.4 |
| 2005 | 1,746 | 12 | 0 | 10 | 122 | 222 | 4 | 470 | 2,586 |
| % Change | -5.9 | 100.0 | n/a | -63.0 | 60.5 | 73.4 | n/a | 18.4 | 3.9 |
| 2004 | 1,855 | 6 | 0 | 27 | 76 | 128 | 0 | 397 | 2,489 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### January 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | % Change |
| Winnipeg City | 70 | 89 | 2 | 4 | 30 | 6 | 16 | 72 | 118 | 171 | -31.0 |
| East St. Paul R.M. | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | n/a |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| MacDonald R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Ritchot R.M. | 0 | 0 | 2 | 0 | 0 | 0 | 12 | 0 | 14 | 0 | n/a |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Springfield R.M. | 5 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 7 | 9 | -22.2 |
| Tache R.M. | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| West St. Paul R.M. | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | -66.7 |
| **Winnipeg CMA** | 89 | 107 | 6 | 4 | 30 | 6 | 28 | 72 | 153 | 189 | -19.0 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - January 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Winnipeg City | 70 | 89 | 2 | 4 | 30 | 6 | 16 | 72 | 118 | 171 | -31.0 |
| East St. Paul R.M. | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | n/a |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| MacDonald R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Ritchot R.M. | 0 | 0 | 2 | 0 | 0 | 0 | 12 | 0 | 14 | 0 | n/a |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Springfield R.M. | 5 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 7 | 9 | -22.2 |
| Tache R.M. | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| West St. Paul R.M. | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | -66.7 |
| **Winnipeg CMA** | 89 | 107 | 6 | 4 | 30 | 6 | 28 | 72 | 153 | 189 | -19.0 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## January 2014

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Winnipeg City | 30 | 6 | 0 | 0 | 16 | 0 | 0 | 72 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 30 | 6 | 0 | 0 | 28 | 0 | 0 | 72 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - January 2014

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Winnipeg City | 30 | 6 | 0 | 0 | 16 | 0 | 0 | 72 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 30 | 6 | 0 | 0 | 28 | 0 | 0 | 72 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**January 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Winnipeg City | 69 | 93 | 49 | 6 | 0 | 72 | 118 | 171 |
| East St. Paul R.M. | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Ritchot R.M. | 2 | 0 | 12 | 0 | 0 | 0 | 14 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 7 | 7 | 0 | 2 | 0 | 0 | 7 | 9 |
| Tache R.M. | 3 | 4 | 0 | 0 | 0 | 0 | 3 | 4 |
| West St. Paul R.M. | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 3 |
| **Winnipeg CMA** | 92 | 109 | 61 | 8 | 0 | 72 | 153 | 189 |

**Table 2.5: Starts by Submarket and by Intended Market**
**January - January 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Winnipeg City | 69 | 93 | 49 | 6 | 0 | 72 | 118 | 171 |
| East St. Paul R.M. | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Ritchot R.M. | 2 | 0 | 12 | 0 | 0 | 0 | 14 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 7 | 7 | 0 | 2 | 0 | 0 | 7 | 9 |
| Tache R.M. | 3 | 4 | 0 | 0 | 0 | 0 | 3 | 4 |
| West St. Paul R.M. | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 3 |
| **Winnipeg CMA** | 92 | 109 | 61 | 8 | 0 | 72 | 153 | 189 |

Source: CMHC (Starts and Completions Survey)

| Table 3: Completions by Submarket and by Dwelling Type<br>January 2014 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | % Change |
| Winnipeg City | 146 | 39 | 4 | 2 | 14 | 0 | 129 | 54 | 293 | 95 | ** |
| East St. Paul R.M. | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | n/a |
| Headingley R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| MacDonald R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| Ritchot R.M. | 3 | 0 | 4 | 0 | 0 | 0 | 12 | 0 | 19 | 0 | n/a |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| St. Clements R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Springfield R.M. | 13 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 7 | 85.7 |
| Tache R.M. | 2 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | -66.7 |
| West St. Paul R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| **Winnipeg CMA** | 184 | 54 | 8 | 2 | 14 | 0 | 141 | 54 | 347 | 110 | ** |

| Table 3.1: Completions by Submarket and by Dwelling Type<br>January - January 2014 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Winnipeg City | 146 | 39 | 4 | 2 | 14 | 0 | 129 | 54 | 293 | 95 | ** |
| East St. Paul R.M. | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | n/a |
| Headingley R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| MacDonald R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| Ritchot R.M. | 3 | 0 | 4 | 0 | 0 | 0 | 12 | 0 | 19 | 0 | n/a |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| St. Clements R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Springfield R.M. | 13 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 7 | 85.7 |
| Tache R.M. | 2 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | -66.7 |
| West St. Paul R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| **Winnipeg CMA** | 184 | 54 | 8 | 2 | 14 | 0 | 141 | 54 | 347 | 110 | ** |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
### January 2014

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Winnipeg City | 14 | 0 | 0 | 0 | 86 | 54 | 43 | 0 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 14 | 0 | 0 | 0 | 98 | 54 | 43 | 0 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
### January - January 2014

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Winnipeg City | 14 | 0 | 0 | 0 | 86 | 54 | 43 | 0 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 14 | 0 | 0 | 0 | 98 | 54 | 43 | 0 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>January 2014 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Winnipeg City | 148 | 41 | 102 | 54 | 43 | 0 | 293 | 95 |
| East St. Paul R.M. | 7 | 0 | 0 | 0 | 0 | 0 | 7 | 0 |
| Headingley R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| MacDonald R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Ritchot R.M. | 7 | 0 | 12 | 0 | 0 | 0 | 19 | 0 |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| St. Clements R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Springfield R.M. | 13 | 6 | 0 | 1 | 0 | 0 | 13 | 7 |
| Tache R.M. | 2 | 6 | 0 | 0 | 0 | 0 | 2 | 6 |
| West St. Paul R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| **Winnipeg CMA** | 190 | 55 | 114 | 55 | 43 | 0 | 347 | 110 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - January 2014 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Winnipeg City | 148 | 41 | 102 | 54 | 43 | 0 | 293 | 95 |
| East St. Paul R.M. | 7 | 0 | 0 | 0 | 0 | 0 | 7 | 0 |
| Headingley R.M. | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| MacDonald R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Ritchot R.M. | 7 | 0 | 12 | 0 | 0 | 0 | 19 | 0 |
| Rosser R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| St. Clements R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| St. Francois Xavier R.M. | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Springfield R.M. | 13 | 6 | 0 | 1 | 0 | 0 | 13 | 7 |
| Tache R.M. | 2 | 6 | 0 | 0 | 0 | 0 | 2 | 6 |
| West St. Paul R.M. | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| **Winnipeg CMA** | 190 | 55 | 114 | 55 | 43 | 0 | 347 | 110 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### January 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $300,000 | | $300,000 - $349,999 | | $350,000 - $399,999 | | $400,000 - $449,999 | | $450,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Winnipeg City** | | | | | | | | | | | | | |
| January 2014 | 11 | 7.9 | 15 | 10.7 | 32 | 22.9 | 24 | 17.1 | 58 | 41.4 | 140 | 419,950 | 443,392 |
| January 2013 | 3 | 9.4 | 7 | 21.9 | 9 | 28.1 | 8 | 25.0 | 5 | 15.6 | 32 | 378,598 | 387,647 |
| Year-to-date 2014 | 11 | 7.9 | 15 | 10.7 | 32 | 22.9 | 24 | 17.1 | 58 | 41.4 | 140 | 419,950 | 443,392 |
| Year-to-date 2013 | 3 | 9.4 | 7 | 21.9 | 9 | 28.1 | 8 | 25.0 | 5 | 15.6 | 32 | 378,598 | 387,647 |
| **East St. Paul R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Headingley R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **MacDonald R.M.** | | | | | | | | | | | | | |
| January 2014 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Ritchot R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Rosser R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **St. Clements R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **St. Francois Xavier R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## January 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $300,000 | | $300,000 - $349,999 | | $350,000 - $399,999 | | $400,000 - $449,999 | | $450,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Springfield R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 1 | 12.5 | 3 | 37.5 | 3 | 37.5 | 1 | 12.5 | 8 | -- | -- |
| January 2013 | 1 | 16.7 | 3 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | 33.3 | 6 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 1 | 12.5 | 3 | 37.5 | 3 | 37.5 | 1 | 12.5 | 8 | -- | -- |
| Year-to-date 2013 | 1 | 16.7 | 3 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | 33.3 | 6 | -- | -- |
| **Tache R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| January 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| **West St. Paul R.M.** | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Winnipeg CMA** | | | | | | | | | | | | | |
| January 2014 | 12 | 7.2 | 16 | 9.6 | 37 | 22.3 | 28 | 16.9 | 73 | 44.0 | 166 | 420,800 | 447,555 |
| January 2013 | 4 | 10.3 | 10 | 25.6 | 10 | 25.6 | 8 | 20.5 | 7 | 17.9 | 39 | 373,354 | 386,415 |
| Year-to-date 2014 | 12 | 7.2 | 16 | 9.6 | 37 | 22.3 | 28 | 16.9 | 73 | 44.0 | 166 | 420,800 | 447,555 |
| Year-to-date 2013 | 4 | 10.3 | 10 | 25.6 | 10 | 25.6 | 8 | 20.5 | 7 | 17.9 | 39 | 373,354 | 386,415 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price ($) of Absorbed Single-detached Units**
**January 2014**

| Submarket | Jan 2014 | Jan 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
|---|---|---|---|---|---|---|
| Winnipeg City | 443,392 | 387,647 | 14.4 | 443,392 | 387,647 | 14.4 |
| East St. Paul R.M. | -- | -- | n/a | -- | -- | n/a |
| Headingley R.M. | -- | -- | n/a | -- | -- | n/a |
| MacDonald R.M. | -- | -- | n/a | -- | -- | n/a |
| Ritchot R.M. | -- | -- | n/a | -- | -- | n/a |
| Rosser R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Clements R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Francois Xavier R.M. | -- | -- | n/a | -- | -- | n/a |
| Springfield R.M. | -- | -- | n/a | -- | -- | n/a |
| Tache R.M. | -- | -- | n/a | -- | -- | n/a |
| West St. Paul R.M. | -- | -- | n/a | -- | -- | n/a |
| **Winnipeg CMA** | 447,555 | 386,415 | 15.8 | 447,555 | 386,415 | 15.8 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg**
**January 2014**

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2013 | January | 565 | 9.5 | 1,070 | 998 | 1,415 | 75.6 | 248,720 | 4.6 | 257,760 |
| | February | 631 | -13.7 | 945 | 1,015 | 1,337 | 70.7 | 270,462 | 7.9 | 274,175 |
| | March | 783 | -23.9 | 857 | 1,397 | 1,441 | 59.5 | 271,198 | 9.6 | 263,820 |
| | April | 1,179 | -5.7 | 970 | 1,845 | 1,435 | 67.6 | 270,219 | 3.4 | 258,830 |
| | May | 1,462 | -2.5 | 993 | 2,242 | 1,496 | 66.4 | 274,437 | 3.0 | 260,492 |
| | June | 1,394 | -0.1 | 1,065 | 1,929 | 1,561 | 68.2 | 274,121 | 6.6 | 265,505 |
| | July | 1,287 | 11.9 | 1,015 | 1,793 | 1,537 | 66.0 | 262,727 | 5.4 | 264,822 |
| | August | 1,209 | 4.9 | 1,057 | 1,790 | 1,588 | 66.6 | 261,666 | 5.4 | 267,723 |
| | September | 1,052 | 8.1 | 1,009 | 1,907 | 1,591 | 63.4 | 256,380 | 3.1 | 264,140 |
| | October | 1,118 | 7.3 | 1,050 | 1,529 | 1,590 | 66.0 | 271,946 | 4.8 | 271,980 |
| | November | 810 | 2.1 | 1,052 | 1,108 | 1,623 | 64.8 | 261,831 | -0.7 | 269,756 |
| | December | 598 | 6.2 | 1,004 | 632 | 1,571 | 63.9 | 298,337 | 15.8 | 303,085 |
| 2014 | January | 529 | -6.4 | 998 | 1,078 | 1,508 | 66.2 | 262,683 | 5.6 | 272,531 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q1 2013 | 1,979 | -13.0 | | 3,410 | | | 264,547 | 7.4 | |
| | Q1 2014 | n/a | | | n/a | | | n/a | | |
| | YTD 2013 | 565 | -95.5 | | 998 | | | 248,720 | -2.4 | |
| | YTD 2014 | 529 | -6.4 | | 1,078 | | | 262,682 | 5.6 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
## January 2014

| | | Interest Rates | | | NHPI, Total, Winnipeg CMA 2007=100 | CPI, 2002 =100 | Winnipeg Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 133.8 | 120.0 | 419 | 5.4 | 69.6 | 790 |
| | February | 595 | 3.00 | 5.24 | 133.9 | 121.3 | 420 | 5.4 | 69.6 | 788 |
| | March | 590 | 3.00 | 5.14 | 134.3 | 121.9 | 420 | 5.5 | 69.5 | 785 |
| | April | 590 | 3.00 | 5.14 | 135.1 | 122.2 | 418 | 5.8 | 69.5 | 786 |
| | May | 590 | 3.00 | 5.14 | 135.8 | 122.6 | 418 | 6.3 | 69.7 | 790 |
| | June | 590 | 3.14 | 5.14 | 136.0 | 123.1 | 420 | 6.3 | 69.8 | 795 |
| | July | 590 | 3.14 | 5.14 | 136.3 | 123.4 | 420 | 6.1 | 69.8 | 804 |
| | August | 601 | 3.14 | 5.34 | 136.3 | 123.4 | 421 | 5.9 | 69.5 | 811 |
| | September | 601 | 3.14 | 5.34 | 136.4 | 123.6 | 420 | 6.0 | 69.3 | 816 |
| | October | 601 | 3.14 | 5.34 | 136.4 | 123.6 | 420 | 5.9 | 69.1 | 815 |
| | November | 601 | 3.14 | 5.34 | 136.4 | 123.7 | 420 | 5.9 | 69.1 | 811 |
| | December | 601 | 3.14 | 5.34 | 136.5 | 122.4 | 419 | 5.8 | 68.8 | 807 |
| 2014 | January | 595 | 3.14 | 5.24 | | 123.1 | 419 | 5.8 | 68.7 | 804 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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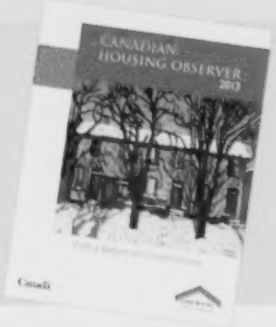


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